



TOWN OF HINGHAM

Planning Board

NOTICE OF DECISION SITE PLAN REVIEW WITH BUILDING PERMIT LAND DISTURBANCE

IN THE MATTER OF:

Applicant: South Shore Country Club
274 South Street
Hingham, MA 02043

Owner/s: Town of Hingham
210 Central Street
Hingham, MA 02043

Property: 274 South Street, Hingham, MA 02043;

Deed References: Plymouth County Registry of Deeds, Book 01889, Page 592

Plan Reference: "South Shore Country Club Maintenance Facility – 274 South Street, Hingham, MA 02043 Site Plan Review – April 2021," stamped by James A. Jackson (RPE-#42563) of Pare Engineering, dated February 12, 2021, revised through May 6, 2021 (17 Sheets)

SUMMARY OF PROCEEDINGS

The matter came before the Planning Board (the "Board") on the application of South Shore Country Club (the "Applicant") for Site Plan Review under Section I-I and IV-B, 6 of the Zoning By-Law (the "By-Law") to construct a new maintenance facility at 274 South Street in the Business Recreation District.

The Board discussed the application during public meetings held on May 10, 2021 and May 24, 2021 via Zoom as an alternate means of public access pursuant to an Order issued by the Governor of Massachusetts, dated March 12, 2020, Suspending Certain Provisions of the Open Meeting Law. The Board panel consisted of members Kevin Ellis, Chair, Judith Sneath, Rita DaSilva, Gordon Carr and Gary Tondorf-Dick.

The Board was assisted in its review by Christine Stickney, Interim Town Planner. At the conclusion of the hearing on May 24, 2021, the Board voted unanimously to grant Site Plan Approval with conditions set forth below. Throughout its deliberations, the Board has been mindful of the statements of the Applicant's representative and those members of the public all as made or received at the public hearing.

BACKGROUND

The subject property comprises 154.2 acres of land owned by the Town of Hingham. The proposed plan calls for construction a new maintenance facility of approximately 7,085 SF to store equipment. Related improvements, including a wash pad for equipment, pavement, utilities and a new drainage basin, will be completed in connection with the project. The proximity of the work within areas of wetland jurisdiction required a filing of a Notice of Intent with the Conservation Commission, which was peer reviewed by Patrick Brennan, P.E., of Amory Engineers as to the drainage design, calculations, and proposed grading. The Conservation Commission issued an Order of Conditions on May 18, 2021 for the proposed work.

FINDINGS

Based on the information submitted and presented during the review, and the deliberations and discussions of the Board during the meetings, the Board made the following findings in accordance with the Review Standards under § I-I, 6. of the By-Law:

- a. ***Protection of abutting properties against detrimental uses by provision for surface water drainage, fire hydrant locations, sound and site buffers, and preservation of views, light and air, and protection of abutting properties from negative impacts from artificial outdoor site lighting;***

The proposed project was introduced to the Planning Board as a phased project dependent on capital funding to improve the facility management area. Phase #1 proposes drainage improvements, construction of building (maintenance facility), wash pad and other site related improvements. The Country Club is comprised of 154.2 acres with no immediate abutters to this facility work area, which is a small portion of the overall site.

- b. ***Convenience and safety of vehicular and pedestrian movement within the site and on adjacent streets; the location of driveway openings in relation to traffic or to adjacent streets, taking account of grades, sight distances and distances between such driveway entrances, exits and the nearest existing street or highway intersections; sufficiency of access for service, utility and emergency vehicles;***

The Planning Board reviewed the proposed access noting this maintenance area is not accessible to the general public and/or golfers at the course. Employees and other limited personnel only access the maintenance area and adequate emergency access is available. The country club main access on South Street utilized by the general public has been existing for years and sufficient for vehicle, pedestrian and emergency access.

- c. ***Adequacy of the arrangement of parking, loading spaces and traffic patterns in relation to the proposed uses of the premises; compliance with the off-street parking requirements of this By-Law;***

The Planning Board found that in the proposed facility area, the parking layout and circulation is appropriate for how the area is used as a maintenance facility. In addition, the storage of equipment and country club vehicles will occur in and outside the new buildings in designated areas.

- d. ***Adequacy of open space and setbacks, including adequacy of landscaping of such areas;***

Although a facility area falls within the golf course, the Planning Board agreed with the applicant's proposed landscaping and screening to address visual concerns and separation of the uses. The overall country club and golf course as an active recreational facility is cognizant of open space and landscaping to minimize impacts to neighbors and enhance the course for the facility users.

- e. ***Adequacy of the methods of disposal of refuse and other wastes during construction and resulting from the uses permitted on the site including, but not limited to, discarded building materials, concrete truck wash out, chemicals, litter and sanitary wastes; provided, that discharge of refuse or other wastes into the municipal storm water system shall be expressly prohibited;***

The applicants are able to connect to the MWRA sewer system. Demolition of existing structures and construction of new site improvements and structures will be handled through the building permit process. Operationally the maintenance area will be monitored daily and personnel will address any issues that may arise as to refuse, sewer connection and the proposed wash pad as it relates to municipal and MWRA connections.

- f. ***Prevention or mitigation of adverse impacts on the Town's resources, including, without limitation, water supply, wastewater facilities, energy and public works and public safety resources;***

The Planning Board found the maintenance facility will have little or no impact on the municipal services.

- g. ***Assurance of positive storm water drainage and snow-melt run-off from buildings, driveways and from all parking and loading areas on the site, and prevention of erosion, sedimentation and storm water pollution and management problems through site design and erosion controls in accordance with the most current versions of the Massachusetts Department of Environmental Protection's Storm water Management Policy and Standards including the Massachusetts Storm water Handbook, the Massachusetts Erosion and Sediment Control Guidelines and, if applicable, additional requirements under the Town of Hingham MS4 Permit for projects that disturb more than one acre and discharge to the Town's municipal storm water;***

Major improvements to control the volume and water quality of the site drainage were included in the initial phase I of the proposal. Substantial improvements have been designed into the existing drainage system as to water quality and volume with the

proposed drainage basin. Appropriate soil erosion measures are proposed during construction and operational maintenance of all drainage structures has been provided in the proposed storm water plan and condition through the Conservation Commission Order of Conditions.

- h. ***Assurance that appropriate Best Management Practices have been incorporated to minimize the amount of disturbed areas and protect natural resources, stabilize sites when projects are complete or operations have temporarily ceased, protect slopes on the construction site, protect storm drain inlets and armor all newly constructed outlets, install perimeter controls at the site, stabilize construction site entrances and exits to prevent off-site tracking of material, and to provide for regular inspection of storm water controls at consistent intervals;***

The Planning Board was satisfied with the proposed best management practices proposed during all phases of development and relied on the Conservation Commission review and their peer review as to adequacy and completeness.

- i. ***Protection of natural and historic features including minimizing: the volume of cut and fill, the number of removed trees of 6 inches caliper or larger, the removal of stone walls, and the obstruction of scenic views from publicly accessible locations;***

The Planning Board found this criteria to be addressed through the landscaping plan as well as the discussions on screening.

- j. ***Minimizing unreasonable departure from the character and scale of buildings in the vicinity or as previously existing on or approved for the site;***

The Planning Board found the maintenance facility as a division of the pre-existing Country Club and golf course with the proposed improvement would only enhance the overall neighborhood and provide a public active recreation site.

DECISION

Upon a motion made by Kevin Ellis and seconded by Rita DaSilva, the Planning Board voted unanimously to grant Site Plan Approval to the South Shore Country Club for the Site Plan entitled "South Shore Country Club Maintenance Facility 274 South Street, Hingham, MA 02043", dated February 12, 2012 last revised on May 6, 2021, prepared by James A. Jackson (RPE #42563) of PARE Engineering – 17 sheets, and based on the foregoing finding and conditions.

1. Prior to the start of any site work, notice shall be provided to the Planning Department to inspect the installation of the soil and erosion control measures.
2. Approval at this time is for the installation of the proposed storm water drainage system, installation of the wash pad and construction of the "equipment storage & maintenance" building and related utilities connections as shown on sheet P1.0. Future phases shall be subject to the site plan review thresholds as funding becomes available for construction.

3. Any deviations either on the site or with the proposed building as described in condition #2 shall be discussed with planning staff for a determination as to minor or major modification of this decision and conditions.

For the Planning Board,



Kevin Ellis, Chair

June 28, 2021

In Favor: Kevin Ellis, Gary Tondorf-Dick, Judy Sneath, and Rita DaSilva

Opposed: None